



# CITY OF FORT LAUDERDALE

## CITY COMMISSION AND AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) JOINT WORKSHOP

February 17, 2026



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LAUDERDALE

# Agenda

- I. Welcome & Introductions
- II. Discussion of recommended affordable housing incentives:
  1. Public Awareness and Education
  2. Use of City-owned properties for affordable housing
  3. Develop an affordable housing master plan
- III. City Commission feedback and direction
  1. Incentives
  2. Accessory Dwelling Unit (ADU) policy
  3. Waiver of impact fees for affordable housing



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# Welcome & Introductions

## **City Staff :**

Rachel Williams, Division Manager, Community Services Department,  
Housing and Community Development Division (HCD)

Olivette Carter, Assistant Division Manager, Community Services  
Department, HCD, AHAC Liaison

## **Affordable Housing Advisory Committee members:**

Susan Spragg, Chair

Shantel Jairam, Vice Chair

Pamela Beasley-Pittman, District 3 Commissioner

William Condon

Rich Degirolamo

Willie McKay

Agustina Sklar

Amanda Wilson

Erin Lecuyer



## Incentive 1: Public Awareness and Education

- Increase communication and marketing to City residents on rental and homeownership opportunities.
- Seek partnerships to provide workshops for first-time homebuyers.
- Research income and application requirements of new developments and provide information to the public.

## Incentive 2: Use of City-owned Land for Affordable Housing

- Review City process for determining the use of city-owned property for developments with 15% to 20% of the units targeted for households at 50% of the area median income (AMI).
- Expand city-owned surplus parcel list to include commercial or industrial use per Section 166.04151, Florida Statute.
- Change City zoning regulations to allow for smaller lot sizes for residential development.



## Incentive 3: Develop an Affordable Housing Master Plan

- Engage a consultant to:
  - Assess current and future housing needs.
  - Analyze current market conditions and projected housing costs.
  - Evaluate housing affordability across all income levels for existing City of Fort Lauderdale staff and prospective employees.
  - Identify and explore partnerships to expand the affordable housing inventory to attract and retain a diverse workforce.



# City Commission Feedback

- Implementation of Incentives
- ADU Policy
- Waiver of Impact Fees for Affordable Housing